

110 TOWN OF LOS GATOS
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SUMMARY MINUTES OF A REGULAR MEETING OF THE **HISTORIC PRESERVATION COMMITTEE** OF THE TOWN OF LOS GATOS FOR NOVEMBER 2, 2005, HELD IN THE TOWN COUNCIL CHAMBERS, 110 E MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 5:30 P.M. by Vice-Chair Burch

ATTENDANCE

Members Present: Kendra Burch, Bob Cowan, D. Michael Kane, and Tom O'Donnell
Members Absent: Len Pacheco
Staff Present: Sandy Baily, Associate Planner

ITEM 1: 102 CENTRAL COURT

The Committee considered a request to demolish a pre-1941 single family residence. The matter was continued since a representative from the project was not present. The Committee noted that the material provided did not support a demolition and additional justification was recommended.

Cowan recused himself from the meeting since he lives within 200 feet of the parcel for the next item.

ITEM 2: 218 WILDER AVENUE

The Committee considered plans to construct a first floor addition and to demolish and construct a new detached accessory structure. Burch moved to approve the house addition with the following conditions:

1. All new windows shall be wood and shall match the existing windows. No snap in grids or grids inside the windows are permitted. Simulated wood grids are acceptable (ie: one glass pack with grids applied by manufacturer to inside, outside and between glass), to read as a true divided lite window. Vinyl clad windows are not permitted.
2. Siding material shall be real wood, not a composite, laminated or fabricated wood product.

Burch further added that the unhistoric additions could be removed and that the irreparable exterior siding could be removed and would not classify as a demolition pursuant to Town Code. O'Donnell seconded, motion passed unanimously.

Burch moved to recommend approval of the demolition and construction of a new detached garage with the condition that garage materials and colors match the house. O'Donnell seconded, motion passed unanimously.

Cowan returned to the meeting.

ITEM 3: **16925 ROBERTS ROAD**

The Committee considered a request to interpret whether or not an addition of a sunroom to a pre-1941 residence met the Pre-1941 Design Guidelines. O'Donnell moved to find that the proposed sunroom addition is inconsistent with the Pre-1941 Design Guidelines in that the addition is not in keeping with and is not subordinate to the integrity of the original structure. Cowan seconded, motion passed unanimously. The applicant was encouraged to come back to discuss alternatives for an addition.

ITEM 4. **44 PLEASANT STREET**

The Committee considered a request to relocate a pre-1941 single family residence as part of a subdivision application. O'Donnell moved to recommend denial of relocating the house as proposed, to the Development Review Committee. The basis for this recommendation is that the existing setbacks are important to the historic character of the house. Kane seconded. Vote was tied 2 to 2 and therefore no action was taken. The application will proceed with the planning process since there will not be a full attendance by the Committee until February.

ITEM 5. **OTHER BUSINESS**

- a. 100 Creffield Heights- The Committee considered a preliminary request for a demolition of a pre-1941 single family residence. The Committee expressed concern about a demolition. It was recommended that the applicant research the condition of the existing siding to determine whether or not it was original or irreparable. Applicant was encouraged to work with staff to look at alternatives which would not trigger a demolition. A cellar was suggested. Applicant could develop alternatives and come back to the Committee.
- b. 20 Pleasant Street - The Committee considered a request for a second story addition to a pre-1941 single family residence. The Committee had conflicting thoughts regarding an addition. Size, scale and context with the existing house and the neighborhood is a concern. Applicant needs to find a compromise to keep the bungalow style and to add square footage.
- c. Pre-1941 Design Guidelines. Baily discussed the information provided by Canon Design Group regarding the walking tour of the Loma Alta/Johnson Avenue neighborhoods and requested that any comments be emailed to her.

ITEM 6: **STATUS OF PREVIOUS APPLICATIONS**

Baily informed the Committee on the status of previous applications that came before the Committee.

ITEM 7: **APPROVAL OF MINUTES**

The minutes from the meeting of October 5 and 10, 2005 were passed unanimously.

ITEM 8: **ADJOURNMENT**

The meeting was adjourned at 7:10 P.M. to the next regular meeting on December 7, 2005.

Prepared by:

Approved by:

Sandy L. Baily, Associate Planner

Len Pacheco, Chair

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